

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: DFD Capital Development
Parking Reduction Request

Case #: 85-R-01

Date: 8/14/01

Comments:

1. After review of the submitted parking reduction request it is not evident that this site has the appropriate characteristics to support a 50% reduction in parking reduction as requested.
2. The architect's model presented to the DRC demonstrates demands for its capacity well in excess of 50% of our Code requirement for parking.
3. N.E. 1st Avenue and N.E. 8 Street both are heavily utilized by the surrounding businesses described in the support documentation. The Department does not authorize permitting this site to operate with insufficient parking as a result of the anticipated parking demands for this site.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: DFD Development

Case #: 85-R-00

Date: 8-14-01

Comments:

- 1) Walls at property line must comply with 1804.1 SFBC.
- 2) Show location of closest hydrant.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: DFD Capital Development

Case #: 85-R-01

Date: August 14, 2001

Comments:

No apparent interference will result from this plan at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: DFD Capital Development

Case #: 85-R-01

Date: 8/14/01

Comments:

1. A landscape buffer (average 10' with a min. of 5' width) is required where a vehicular use area adjoins an abutting property.
2. Make sure that minimum landscape base area requirements for trees and palms are met (this would be 8' min.width for trees and 3' for palms).
3. The "CAD" landscape drawing needs to show the Live Oak street tree.
4. Indicate any existing trees or palms on site. All Tree Preservation Ordinance requirements apply.
5. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

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Division: Planning

Member: Lois Udvardy
828-5862

Project Name: DFD Capital Development

Case #: 85-R-01

Date: August 14, 2001

Request: Parking Reduction/2,500 S.F. Office/NW CRA/B-2

Comments:

1. Parking Reductions in the Northwest Progresso-Flagler Heights Community Redevelopment Area require Site Plan Level II review (DRC) and are subject to City Commission Request for Review within 30 days after all DRC comments have been satisfied.
2. Pursuant to Sec 47-20.3.A.8, if an application for a parking reduction is approved, a Parking Reduction Order must be executed and recorded in the public records of Broward County. The Order shall act as a restrictive covenant running with the land and shall be binding on any successors in interest or assigns of the property owner.
3. Pursuant to Sec. 47-20.5, stacking is Insufficient; a lesser number may be approved by Engineering based on a traffic impact statement.
4. Discuss use with Zoning representative, i.e., office/showroom.
5. Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Detective Nate Jackson
954-828-6422-Office
954-877-7875-Pager

Project Name: DFD Capital Development

Case #: 85-R-01

Date: August 14, 2001

Comments:

No comments.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: DFD Capital Development

Case #: 85-R-01

Date: 8/14/01

Comments:

1. Architectural plans indicate a professional office and the civil plans indicate a warehouse. The proposed professional office has three (3) overhead doors, explain the necessity for overhead doors for an office building.
2. Discuss stacking distance with Engineering.
3. Provide a narrative explaining section by section how the proposed parking reduction request complies with the criteria of section 47-20.3.A.5.
4. Additional comments maybe added at DRC meeting.

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